WARRANTY DEED

Karen Johnson Davidson County
Batch# 477344 DEEDWARR
09/17/2020 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200917-0106415

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 05/09/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deysi M. Rosales Gutierrez	New Owner	
(NAME)	(NAME)	15005001700
2645 Forest View Dr.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary W. Lambrecht, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deysi M. Rosales Gutierrez, unmarried woman ,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 147 on the plan of Forest View Park, Section 1, as of record in Book 3700, Page 109, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Forest View Drive, being the common corner of Lot Nos. 146 and 147; thence southwardly 111.13 feet to a concrete monument, thence westwardly 102.98 feet to a point in the easterly margin of Walnut Crest Drive being the common corner of lots 147 and 148; thence 81.0 feet northwardly to a concrete monument at the beginning of a curve, thence northwardly 40.95 feet around said curve to a concrete monument in the southerly margin of Forest View Drive; thence 90.55 feet along said margin to the point of beginning.

Being the same property conveyed to Mary W. Lambrecht by virtue of that certain Quit Claim Deed dated January 23, 1991, and being of record at Book 8289, Page 930 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to John N. Lambrecht and wife, Mary W. Lambrecht by virtue of Deed dated March 8, 1968 at Book 4222, Page 128 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including all matters of record in Book 3700, Page 109, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 2645 Forest View Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31 day of August, 2020.

Mary W. Lambrecht by Anne Martin Attorney-in-fact

Mary W. Lambrecht , by Anne Martin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of August, 2020, before me personally appeared **Anne Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Mary W. Lambrecht**, and who acknowledged that he executed the same as the free act and deed of **Mary W. Lambrecht**.

WITNESS my hand and official seal at office this 31 day of August, 2020.

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Anne Martin, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Mary W. Lambrecht**, the principal.

This 31 day of August, 2020.

Anne Martin

Sworn to and subscribed before me by **Anne Martin** this 31 day of August, 2020.

Notary Public
My Commission Expires 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212